

ORDINANCE NO. BL2019-1540

An ordinance amending 17.36 and 17.40 of the Metropolitan Code pertaining to creating a corridor design overlay district (Proposal No. 2019Z-004TX-001).

WHEREAS, the development of properties along certain corridors can benefit from additional design standards; and

WHEREAS, the creation of a corridor design overlay district allows for the application of standards in appropriate contexts.

NOW, THEREFORE, BE IT ENACTED BY THE COUNTY OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Chapter 17.36 of the Metropolitan Code is hereby amended by adding the following Section 17.36.510 (Purpose and intent):

The corridor design overlay district provides appropriate design standards for commercial, office and mixed-use development along corridors necessary to provide incremental improvements to the aesthetics of Nashville's commercial districts and corridors. Application of this overlay district shall be limited to areas requiring transitional standards.

Section 2. That Chapter 17.36 of the Metropolitan Code is hereby amended by adding the following Section 17.36.520 (Overlay designation):

A corridor design overlay district shall be created according to the procedures of Chapter 17.40, Article III and depicted as a geographical area on the official zoning map.

Section 3. That Chapter 17.36 of the Metropolitan Code is hereby amended by adding the following Section 17.36.530 (Applicability of standards):

- A. Signage standards apply to any and all new signs, and do not apply to panel changes to existing signs.
- B. Landscaping standards apply to new parking lots, and to the expansion area of existing parking lots that are expanded by 10 spaces or more.
- C. Landscaping standards do not apply to existing parking lots, or re-surfacing or re-striping of existing parking lots.
- D. Building materials standards apply to additions greater than fifty percent (50%) of the existing building's square footage, and new buildings.

Section 4. That Chapter 17.36 of the Metropolitan Code is hereby amended by adding the following Section 17.36.540 (Variations to conventional standards) and associated figure:

Variations to the conventional standards of the underlying zoning district(s) are:

- A. Properties in the corridor design overlay district are subject to the following variations regarding signage:
 - 1. All standards of 17.32 Signage Regulations shall apply according to the zoning district of the property, except Table 17.32.130D.
 - 2. In place of Table 17.32.130D, Table 17.32.120 shall apply. Any references to Table 17.32.130D shall be substituted with Table 17.32.120.
 - 3. All notes from Table 17.32.130D shall apply to properties in CL, CS, CA, CF, SCC, SCR, IWD, IR and IG districts.
 - 4. Any uses permitted with conditions are allowed one half (1/2) the maximum sign area allowed in 17.16.070. All other standards of 17.16.070 shall apply to uses permitted with conditions.

- B. Properties in the corridor design overlay district are subject to the following variations regarding perimeter screening:
 - 1. All standards of 17.24.150 shall apply, with the exception that trees shall be installed at a rate of one tree per thirty feet regardless of zoning district or elevation relative to the public street.

- C. Properties in the corridor design overlay district are subject to the following variations regarding building materials:
 - 1. Each building façade facing a public street or private drive shall be considered a Primary Façade as specified in Figure 17.36.540.C and is subject to all regulations regarding Primary Facades. The presence or absence of parking between the Primary Façade and the street or drive does not influence the designation as a Primary façade. Any and all Primary Facades are subject to all regulations regarding Primary Facades.
 - 2. For all calculations related to materials, the Primary Facade shall be calculated as the entire width of the building multiplied by the entire height of the building, less the width and height of each window or door system. The calculations below are based on the remaining non-glazed façade.
 - 3. Primary Facades shall be at least 75% brick, brick veneer, stone, cast stone, architecturally treated concrete masonry units.
 - i. Concrete masonry units, if unclad and visible to the exterior, shall be split-face or otherwise treated with texture or visual interest.
 - ii. The remaining 25% of the façade may be any material except exposed untreated concrete masonry units.
 - iii. Material changes shall occur along horizontal lines, not vertical lines.
 - 4. All other building facades, including those facing interior property lines, rear property lines, loading lanes, etc. – are not Primary Facades, and have no requirements regarding building materials.

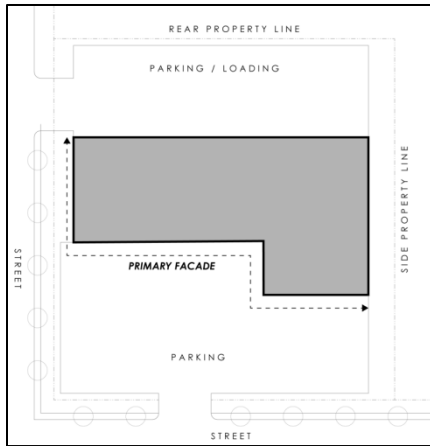


Figure 17.36.540.C

Section 5. That Chapter 17.36 of the Metropolitan Code is hereby amended by adding the following Section 17.36.550 (Permitted land uses):

The range of land uses permitted within a corridor design overlay district shall be those permitted by the underlying zoning district(s) as established by the zoning district land use table of Section 17.08.030.

Section 6. That Chapter 17.36 of the Metropolitan Code is hereby amended by adding the following Section 17.36.560 (Corridor design overlay district):

- A. Planning Commission Recommendation. The planning commission shall review a proposed corridor design overlay district application for conformance with the General Plan. The planning commission shall act to recommend approval, approval with conditions or disapproval of the application. Within ten working days of an action, the commission's resolution shall be transmitted in writing to the applicant, the metro clerk, the zoning administrator and all other appropriate governmental departments.
- B. Council Consideration. The metropolitan council shall consider an ordinance establishing a corridor design overlay district according to the procedures of Article III of Chapter 17.40 (Amendments). All property owners within and proximate to a proposed corridor design overlay district shall be notified according to the procedures of Article XV of Chapter 17.40.
- C. Final Site Plan Approval. For property located within a corridor design overlay district, a final site plan application shall be submitted for review and approval by the Zoning Administrator in a manner consistent with the procedures of Section 17.40.170A. The applicant is required to submit all necessary information to the Zoning Administrator and to certify the accuracy of the submitted information.
 1. The plans and specifications submitted pursuant to this section shall be prepared by, or under the direction of, and bear the seal of a professional landscape architect, architect, engineer, or land planner registered in Tennessee. The presence of this seal indicates full compliance with the provisions of the corridor design overlay district.
 2. Before the issuance of a Use and Occupancy Permit, as-built drawings shall be submitted to certify compliance with the standards of this section. The as-

built drawings shall be prepared by, or under the direction of, and bear the seal of a professional landscape architect, architect, engineer, or land planner registered in Tennessee. The presence of this seal indicates full compliance with the provisions of the corridor design overlay district.

- D. Modifications to Design Standards. The zoning administrator shall have the authority to grant modifications to the standards of the corridor design overlay district that do not exceed twenty percent of any signage standard, landscaping requirement, or dimensional requirement relating to building materials. At the zoning administrator's discretion, any modification may be referred to the board of zoning appeals for review and action.
- E. Changes to a Corridor Design Overlay District Boundary. A proposed change in the geographic boundary of a corridor design overlay district on the official zoning map shall be considered by the council according to the procedures of Article III of Chapter 17.40. (Amendments).

Section 7. Section 17.40.740.C.3 is hereby amended by deleting in its entirety and replacing with the following:

Applying the urban design overlay district, historic preservation district, neighborhood conservation district, urban zoning overlay district, contextual overlay district, or corridor design overlay district as provided in Chapter 17.36

Section 8. That this Ordinance shall take effect five (5) days from and after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

Councilmember Davette Blalock

Councilmember Fabian Bedne